

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)
Date: August 15, 2025

TO: OBAPAE
NYS Dept of Environmental Conservation Rockland County Drainage
New York State Dept. of Transportation Rockland County Health
Palisades Interstate Park Commission Rockland County Planning
NYS Thruway Authority Rockland County Highway
ACOE Rockland County Swr Dstrt #1
CSX Orange and Rockland Utilities
Veolia

This matter is scheduled for: **September 17, 2025**

Review of Plans: Continued Item: Varshavski, Mikhail, 72 Schuyler Road, Blauvelt, NY

Section 65.15 Block 1 Lot 12.2 R-80 zone

CONTINUED ITEM: Chapter 43, R-80 District, Column 11(rear yard: 50' required, with 17.2' proposed) for a pool cabana in the rear yard at an existing single-family residence. The premises are located at 72 Schuyler Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.15, Block 1, Lot 12.2 in the R-80 zoning district.

Please review the information enclosed and provide comments.
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: September 17, 2025

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, September 17, 2025**.
Kindly forward your completed review to this office BEFORE September 17, 2025

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____
Thank you, **Katlyn Bettmann (EXT. 4316)**



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
26 Orangeburg Road
Orangeburg, N.Y. 10962

3rd Denial
Updated 8/12/2025

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 8/12/25 Section: 65.15 Block: 1 Lot: 12.2

Applicant: Varshavski

Address: 72 Schuyler Rd, Blauvelt

RE: Application Made at: Same

Referred For: Chapter 43 sec 3.12 R-80

Column #11 Rear Yard Required 50' / 17.2' Proposed

One variance needed

Comments: Poill cabana in rear yard

Dear Varshavski:

Please be advised that the Building Permit Application # 6732-25, which you submitted on 2/24/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

RECEIVED

AUG 12 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

SCANNED
8-12-25

Date
CC: Katlyn Bettmann
Elizabeth Decort



John Perkins

Architect

Professional Limited Liability Corporation
Licensed in New York and New Jersey
N.C.A.R.B. Certified
(845) 429-4225

RECEIVED

AUG 14 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

August 8, 2025

Zoning Board of Appeals -Town of Orangetown
Town of Orangetown Building Department
20 Greenbush Road
Orangeburg, New York 10962

Regarding:
Varshavski
Application ZBA-25-19
72 Schuyler Road
Blauvelt, New York

Project Narrative

The proposed work should include the design of a new one story wood (stick framed) accessory building on a slab on grade foundation. The approximate dimensions of the building will be 40'-0" wide x 25'-4" in depth. The proposed building should be used as a pool cabana.

The project has previously reviewed by the board on July 16, 2025 as application ZBA-25-19.

Under the advice of the building inspector assigned to the project it was originally presented as a "caretakers cottage" as it is permitted in that zone as per right.

The location of the structure will be located adjacent to the existing pool in the rear yard.

The drawings have been revised from the original drawings to reflect NO COOKING APPLIANCES IN THE STRUCTURE.

It should be noted there are NO sleeping rooms and it is not intended to be used as a pool cabana.

Respectfully Yours,

John Perkins R.A., N.C.A.R.B.
NYS License 0299552-1

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

May 30, 2025

RECEIVED

Orangetown Zoning Board of Appeals
20 Greenbush Road
Orangeburg, NY 10962

MAY 30 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Tax Data: 65.15-1-12.2

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 03/17/2025

Date Review Received: 05/16/2025

Item: *Varshavski - 72 Schuyler Road (GML-25-0272)*

Variance application to permit the construction of a caretaker's cottage in the rear yard of a single-family dwelling on 5.532 acres in the R-80 zoning district. The variance is requested for Chapter 43, Section 5.228, which requires caretakers' cottages to be constructed in the front yard. A previously approved ball court is proposed in the southeastern corner of the site.

East side of Schuyler Road, approximately 1,485 feet north of Bradley Parkway

Reason for Referral:

Buttermilk Falls Park

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.

- 1 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The Board may have already addressed this point or may disregard it without any formal vote under the GML process:
 - 1.1 The site plan includes construction diagrams that are overlain on the plot plan and cover a portion of the site. Separate sheets should be provided to ensure that all site features can be seen on the plan.

Varshavski - 72 Schuyler Road (GML-25-0272)



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Supervisor Teresa Kenny, Orangetown
Rockland County Department of Health
Rockland County Div of Environmental Resources
Rockland County Planning Board
Thomas W. Skrable, P.E.

*The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions nor determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

June 18, 2025

Ms. Katlyn Bettmann
Town of Orangetown Zoning Board of Appeals
20 South Greenbush Road
Orangeburg, NY 10962

Re: Mikhail Varshavski
72 Schuyler Road, Blauvelt
Tax Lot 65.15-1-12.2

RECEIVED

JUN 20 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

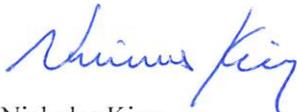
Dear Ms. Bettmann:

Our office has received and reviewed a site plan that was last revised on March 17, 2025, which Thomas W. Skrable, P.E, P.P, C.M.E prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. Rockland County Sewer District No. 1 does not object to the plan as shown. This project does not affect any sanitary sewers within the District. We request no future correspondence for this site.

Please inform us if any developments in this project change to affect the District. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Nicholas King
Engineer II

cc: M. Saber M. Dolphin
Jake Palant – Rockland County Department of Planning

File: TOO 65.15-1-12.2 – 72 Schuyler Road
Reader



Rockland County

HEALTH

CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

June 18, 2025

Ms. Deborah Arbolino
Town of Orangetown Zoning Boards of Appeals
20 Greenbush Road
Orangeburg, NY 10962

RECEIVED

JUN 23 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Re: Municipal Referral
72 Schuyler Road
Proposed Caretaker's Cottage
Tax lot 65.15-1-12.2
GML-25-0272

Dear Ms. Arbolino:

We have received an application and plans as prepared by Thomas W. Skrable, P.E., revised through March 17, 2025, for the above referenced project. Comments are as follows:

1. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,



Brandon Durant, Ph.D.
Assistant Public Health Engineer
durantb@co.rockland.ny.us
(845) 364-2642

cc: Jake Palant, Rockland County Department of Planning (via Tyler)
Thomas W. Skrable, P.E.
MBSP (via email)

Katlyn Bettmann

From: Matthew Shook <shookm@pipc.org>
Sent: Friday, May 16, 2025 12:08 PM
To: Katlyn Bettmann
Subject: RE: 65.15-1-12.2 Varshavski ZBA submission



This message needs your attention

- No employee in your company has ever replied to this person.

Report this Email or Mark as Safe

Powered by Mimecast

Hello Again,
Having reviewed these plans, I don't foresee PIPC issuing any comments.

Thanks again for the opportunity.

Matt

Matthew Shook
(He, Him)
Chief of Staff
Palisades Interstate Park Commission
3006 Seven Lakes Dr., P.O. Box 427
Bear Mountain, NY 10911
(845) 271-5768

RECEIVED

MAY 16 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

From: Katlyn Bettmann <kbettmann@orangetown.com>
Sent: Friday, May 16, 2025 10:43 AM
To: gaddi@oru.com; william.prehoda@veolia.com; DEP.R3@dec.ny.gov; Matthew Shook <shookm@pipc.org>
Cc: Shahid.Quadri@dot.ny.gov; kingn@co.rockland.ny.us; Greene Tinston, Lorelei <TinstonL@co.rockland.ny.us>
Subject: RE: 65.15-1-12.2 Varshavski ZBA submission

From: Katlyn Bettmann
Sent: Friday, May 16, 2025 10:37 AM
To: gaddi@oru.com; william.prehoda@veolia.com; DEP.R3@dec.ny.gov; Matthew Shook <shookm@pipc.org>
Cc: Shahid.Quadri@dot.ny.gov; kingn@co.rockland.ny.us; Greene Tinston, Lorelei <TinstonL@co.rockland.ny.us>
Subject: 65.15-1-12.2 Varshavski ZBA submission

Good afternoon,
Please see the attached referral for **Varshavski, 72 Schuyler Road, Blauvelt; 65.15-1-12.2**
This project is scheduled to appear in front of the **Zoning Board on June 18, 2025.**

*****If you require a hard copy of this submission, one can be provided to you as well**.**

Katlyn Bettmann

From: Gaddi, Alfred <GaddiA@oru.com>
Sent: Monday, June 9, 2025 7:42 AM
To: Jane Slavin
Cc: Cheryl Coopersmith; Katlyn Bettmann; Turanchik, Michael J.
Subject: Varshavski - 72 Schuyler Rd Blauvelt Gas Review



Good morning Jane,

The proposed drainage improvement may be in conflict with the existing gas service depending on excavation and grade changes. Please contact O&R's new business department for all disconnects/reconnects. Please note all gas facilities must be located prior to work and all code 753 rules must be followed.

Thanks,

Alfred Gaddi, PE
Gas Engineering
Orange and Rockland Utilities, Inc.
390 W. Route 59
Spring Valley, NY 10977
845-577-3235 (office)
845-554-4986 (cell)
845-577-3255 (fax)

RECEIVED

JUN 09 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

INTERNAL



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
26 Orangeburg Road
Orangeburg, N.Y. 10962

2nd Denial
Updated July, 2025

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 4.22.25 Section: 65.15 Block: 1 Lot: 12.2
Applicant: Varshavski
Address: 72 Schuyler Rd, Blauvelt, NY
RE: Application Made at: same

Referred For:

Chapter 43, Section 5.228 Caretakeers cottage allowed in R-80 District Front Yard w Rear Yrd proposed.
Per Subdivision map #7622, dated 2003, by William Youngblood, Note #17, No dwellings in 100' Rear yard buffer, with caretaker dwelling proposed. Variance required.

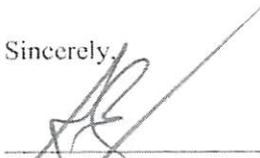
2 Variance required

Comments: Caretakers cottage in rear yard

Dear Varshavski :

Please be advised that the Building Permit Application # 6732-25, which you submitted on 2.24.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

RECEIVED
JUL 03 2025
TOWN OF ORANGETOWN
LAND USE BOARDS


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

9/3/25
Date
CC: Katlyn Bettmann
Elizabeth Decort

ZONING BOARD OF APPEALS

Town of Orangetown
26 Orangeburg Road
Orangeburg, New York 10962
(845) 359-8410 (ex. 4316)

Date: May 16, 2025

TO: OBAPAE

**NYS Dept of Environmental Conservation
New York State Dept. of Transportation
Palisades Interstate Park Commission
NYS Thruway Authority
ACOE
CSX**

**Rockland County Drainage
Rockland County Health
Rockland County Planning
Rockland County Highway
Rockland County Swr Dstrt #1
Orange and Rockland Utilities
Veolia**

This matter is scheduled for: June 18, 2025

Review of Plans: Varshavski, Mikhail, 72 Schuyler Road, Blauvelt, NY

Section 65.15 Block 1 Lot 12.2 R-80 zone

Chapter 43, R-80 District, Group A, Section 5.228 Caretaker’s Cottage (Front yard allowed, with rear yard proposed) for a caretaker’s cottage in the rear yard at an existing single-family residence. The premises are located at 72 Schuyler Road, Blauvelt, New York and identified on the Orangetown Tax Map as Section 65.15, Block 1, Lot 12.2 in the R-80 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: KBettmann@orangetown.com

Zoning Board Meeting Date: June 18, 2025

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, June 18, 2025.**

Kindly forward your completed review to this office BEFORE June 18, 2025

Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: APR 09 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

| | |
|---|---|
| <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Historical Board |
| <input checked="" type="checkbox"/> Zoning Board of Appeals | <input type="checkbox"/> Architectural Board |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Consultation |
| <input type="checkbox"/> Number of Lots | <input type="checkbox"/> Pre-Preliminary/Sketch |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Final |
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Interpretation |
| <input checked="" type="checkbox"/> Variance | |
| <input type="checkbox"/> Performance Standards Review | |
| <input type="checkbox"/> Use Variance | |
| <input type="checkbox"/> Other (specify): _____ | |

PERMIT#: BLDR-6732-25
 ASSIGNED
 INSPECTOR: Mike

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: 72 SCHUYLER ROAD

Street Address: 72 SCHUYLER ROAD BLAUVELT, NY

Tax Map Designation:

Section: 65.15 Block: 1 Lot(s): 12.2
 Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of SCHUYLER ROAD, approximately
1,600 feet NORTH of the intersection of BRADLEY PARKWAY in the
 Town of ORANGETOWN in the hamlet/village of BLAUVELT.

Acreage of Parcel 5.532 AC.
 School District NYACK
 Ambulance District NYACK
 Water District ORANGETOWN

Zoning District R-80
 Postal District BLAUVELT
 Fire District NYACK
 Sewer District ORANGETOWN

Project Description: (If additional space required, please attach a narrative summary.)

PROPOSED CONSTRUCTION OF NEW ACCESSORY BUILDING

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 4/4/25 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

RECEIVED

APR 09 2025

FILL IN WHERE APPLICABLE.

TOWN OF ORANGETOWN
LAND USE PAGE

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type:

No

Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

N/A

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

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APR 23 2025

TOWN OF ORANGETOWN
LAND USE BOARDS
Fax: (845) 359-8526

(845)359-8410

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 4.22.25 Section: 65.15 Block: 1 Lot: 12.2

Applicant: Varshavski

Address: 72 Schuyler Rd, Blauvelt, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 5.228 Caretakeers cottage allowed in R-80 District Front Yard w Rear Yrd proposed.

1 Variance required

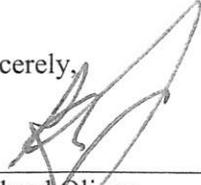
Comments:

Caretakers cottage in rear yard

Dear Varshavski:

Please be advised that the Building Permit Application # 6732-25, which you submitted on 2.24.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

4/22/25
Date
CC: Katlyn Bettmann
Elizabeth Decort

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|---------------------------------|
| Name of Action or Project: 72 Schuyler Road | | | |
| Project Location (describe, and attach a location map): 72 Schuyler Road Nyack, NY | | | |
| Brief Description of Proposed Action: Proposed accessory structure | | | |
| Name of Applicant or Sponsor: John Perkins R.A. , N.C.A.R.B. | | Telephone: (845)429-4225 | |
| | | E-Mail: JohnPerkinsArchitect@Yahoo.com | |
| Address: PO Box 271 | | | |
| City/PO: Tomkins Cove | | State: NY | Zip Code: 10986 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 5.5 acres | |
| b. Total acreage to be physically disturbed? | | .1 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 5.5 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

RECEIVED

APR 09 2025

| | | NO | YES | N/A |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

RECEIVED

APR 09 2025

| SWIS | PRINT KEY | NAME | ADDRESS |
|-------|--------------|----------------------|---|
| 92489 | 65.15-1-4 | County Of Rockland | County Office Building, New City, NY 10956 |
| 92489 | 65.15-1-5 | Lily Chapin | 47 Schuyler Rd, Nyack, NY 10960 |
| 92489 | 65.15-1-12.1 | 5 Kopac Lane LLC | 141 Kinderkamack Rd Ste G, Park Ridge, NJ 07656 |
| 92489 | 65.15-1-12.2 | Mikhail Varshavski | 72 Schuyler Rd, Nyack, NY 10960 |
| 92489 | 65.15-1-12.3 | Christopher Riccardi | 92 Schuyler Rd, Central Nyack, NY 10960 |
| 92489 | 65.15-1-7.1 | Rona Allen | 43-45 Schuyler Rd, Nyack, NY 10960 |
| 92489 | 65.15-1-7.2 | Rona Allen | 43-45 Schuyler Rd, Nyack, NY 10960 |
| 92489 | 65.15-1-7.3 | Christopher Fyfe | 39 Schuyler Rd, Nyack, NY 10960 |
| 92489 | 65.15-1-7.4 | Sherwin Reyes | 22 Strawberry Hill Rd, W Nyack, NY 10994 |

392489 65.15-1-1.2 Town of Orangetown 26 Orangeburg Rd.
Orangeburg, NY, 10962

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APR 09 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Varshavski
72 Shuyler Road
Nyack, New York 10960

April 2, 2025

Building Inspector
Town of Orangetown
20 Greenbush road
Orangeburg, New York 10962

Re:
Varshavski
72 Shuyler Road
Nyack, New York 10960

To whom it may concern,

This letter should act as confirmation that John Perkins Architect should act as our agent in all phases of preparing the application for the Zoning Board of Appeals and Building permit applications. It should be noted Mr. Perkins will be acting as our contact and representative at any Board meetings. Please grant access to any reference materials in filing these applications in our file.
If you have any questions, please feel free to contact us.

Respectfully Yours,



Mikhail Varshavski

RECEIVED

APR 09 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

DECISION

DRIVEWAY GRADE VARIANCE APPROVED

To: Donald Brenner (Schuyler Hills)
4 Independence Avenue
Tappan, New York 10983

ZBA # 04-109
Date: 9 / 2 / 04

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: ZBA#04-109: Application of Schuyler Hills Lots 12.2 and 12.3 for a variance from Chapter 43, R-80 zone; Section 6.332 (Grade not to exceed 10%: 11.8 % proposed) for a private driveway to service two single-family residences. Premises are located at 52 Schuyler Road, Blauvelt, New York and are identified on the Orangetown Tax Map as Section 65.15, Block 1. Lots 12.2 & 12.2; R-80 zone.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Thursday, September 2, 2004 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney, appeared and testified.

The following documents were presented:

1. Site development plan Lot #1 dated April 6, 2004 revised July 14, 2004 signed and sealed by Jay Greenwell, PLS.
2. Site development plan Lot # 2 dated April 6, 2004 revised July 15, 2004 signed and sealed by Jay Greenwell, PLS.
3. A memorandum dated February 25, 2004 signed by John Giardiello, Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown.

Donald Brenner, Attorney, testified that this 3-lot subdivision has been before the Planning Board for over two years; that the Planning Board has approved the plan with restrictions to limit tree removal; that the roads/private drives are merged to save trees; that the plan was originally submitted by Bill Youngblood showing a 10% profile; that part of the roads grade was not labeled and the Town did not detect this error until after the plan was filed; that the property owner has no recourse against Mr. Youngblood since he died; that Mr. Jay Greenwell has taken over the project and has shown that where the contour lines are closer together the grade is 11.7%; that to change the plan to accommodate the 10% grade would mean a lot more disturbance to the area; and that the houses would have automated sprinklers in case of a fire that would be serviced by the well.

Jay Greenwell, Land Surveyor, testified that to follow the profile/grading/site plan that was stamped and filed the plan would need to change; that in some areas it would be a slight change but in others the cut to the land would be much deeper causing a lot more disturbance to either side of the proposed road; that this would mean higher walls, loss of more trees and a lot more disturbance to the critical environmental area; and that there is a hydrant shown on the plan but he does not know how it would be serviced.

04 OCT 13 PM 12:17

TOWN OF ORANGETOWN

Public Comment:

Greg Talenfeld, 47 Schuyler Road, abutting property owner, testified that he appreciates the Board minimizing the amount of land disturbance; that he owns a fieldstone house about which he has expressed concerns at previous meetings; that he would like any blasting kept to a minimum; that his house does not have a basement; that he would like to express concerns that the Central Nyack Fire Department raised concerning the grade and access to the houses; that the Planning Board required that a fire hydrant be shown on the plans and he would like to know where the developer would be getting water from for the hydrant.

Sloan Wayland, 42 Schuyler Road testified that he understood that a water pump must be put in by Nyack; that their approval is needed for service; that the houses would be serviced by wells; that the Central Nyack Water Company built the main up the hill but it stops at the bottom of Schuyler Road; that they have a separate Fire District because of the gap between their houses and Blauvelt.

The Board members made a personal inspection of the premises on Sunday, August 29, 2004 and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

The Planning Board as Lead Agency issued a negative declaration for the SEQRA environmental review purposed on February 13, 2002 (PB#02-05).

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found and concluded that:

1. The requested driveway grade variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Reducing the grade to 10% would required plan changes which would cause serious disturbance to a critical environmental area.
2. The requested driveway grade variance would have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by other means feasible for the applicant other than obtaining a variance.

TOWN CLERKS OFFICE

04 OCT 13 PM 12:17

TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested driveway grade variance is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

TOWN CLERKS OFFICE

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TOWN OF ORANGE TOWN

Schuyler
ZBA # 04-109
Page 4 of 4

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested driveway grade variance was presented and moved by Mr. Mowerson seconded by Mr. Munno, and carried as follows: Ms. Castelli, aye; Mr. Mowerson, aye; Mr. Munno, aye; and Mr. Duffy, aye. Mr. Castagna was absent.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: September 2, 2004

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR -N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE,ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

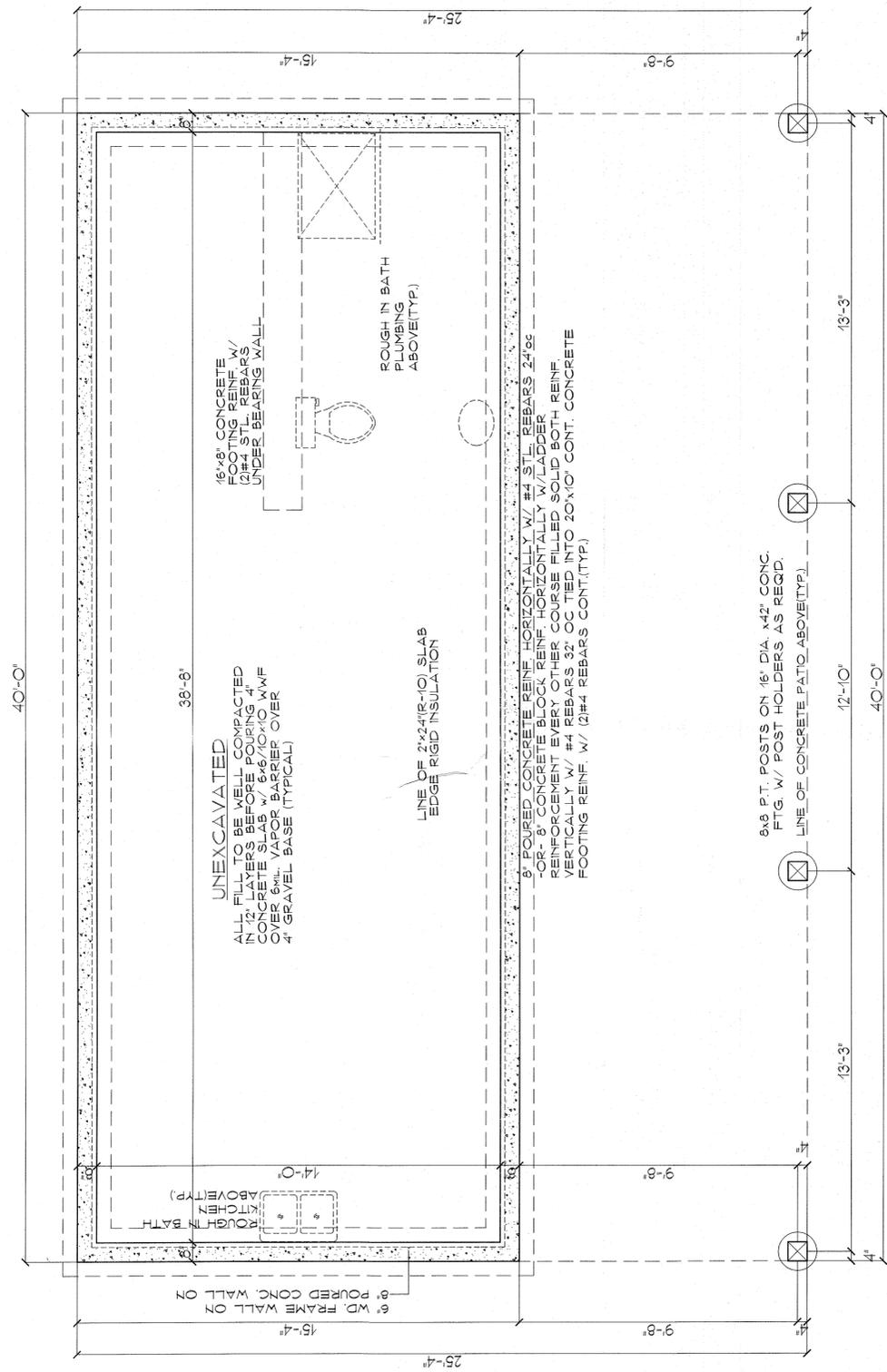
TOWN CLERKS OFFICE

04 OCT 13 P12:17

TOWN OF ORANGETOWN

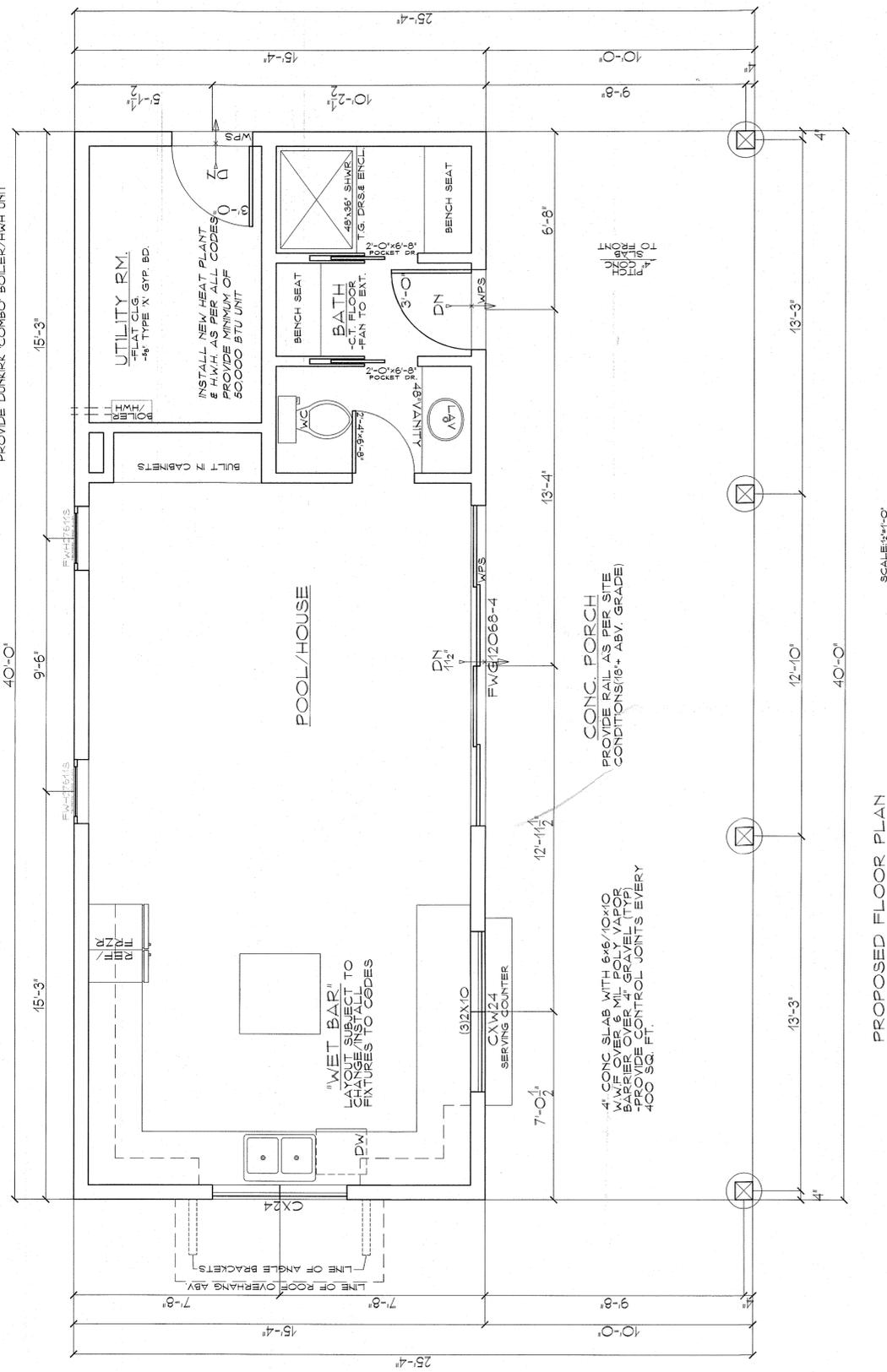
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DIFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE MAY VOID THE ARCHITECT'S RESPONSIBILITY. © Copyright 2019-2025 All rights reserved. No part of these documents may be reproduced, transmitted, or used in any other manner without written permission of John Perkins Architect, PLLC - DO NOT SCALE DRAWINGS

ISSUE FOR BOARD REVIEW ONLY - NOT FOR CONSTRUCTION



AREA DATA
COVERED PORCH AREA = 400 SQ. FT.
CABANA AREA = 613 SQ. FT.
TOTAL FLOOR AREA = 1,013 SQ. FT.

HVAC DATA
PROPOSED HEATED AREA = 613 +/- SQ. FT.
PROPOSED HEATING REQUIRED = 47,870 Btu/S.E.
TOTAL Btu REQUIRED = 266,111 Btu
USE BOILER WITH A 30,000 Btu OUTPUT
PROVIDE DUNKIRK COMBO BOILER/HWH UNIT



RECEIVED
AUG 12 2025
TOWN OF ORANGETOWN
LAND USE BOARDS

ISSUE FOR BOARD REVIEW ONLY - NOT FOR CONSTRUCTION

PLANS VALID FOR PERMIT & CONSTRUCTION ONLY IF SIGNED AND SEALED. Note: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter these documents in any way.



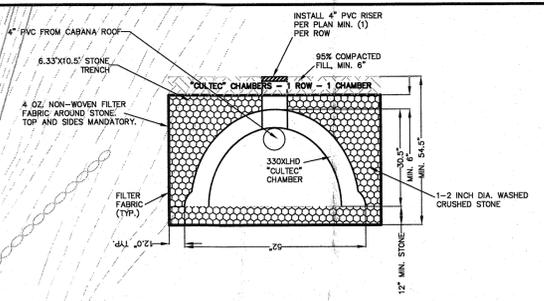
John Perkins ARCHITECT.
Professional Limited Liability Company
N.C.A.R.B. Certified
License #140165700
Post Office Box 271, Towson, Conn., New York 10986
(845)429-4225 www.JPerkinsArchitect.com

FLOOR PLANS

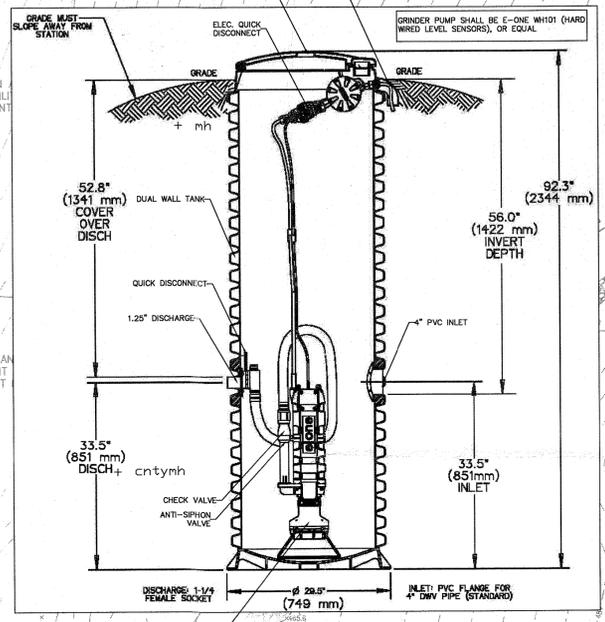
PROPOSED ACCESSORY BUILDING
FOR THE
VARSHAVSKI RESIDENCE
72 SCHUYLER ROAD
BLAUVELT, NEW YORK

DATE: JANUARY 30, 2025
Issue For Board Review
FEBRUARY 14, 2025
AUGUST 8, 2025
SHEET: 1 OF 2

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE

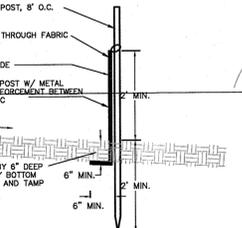


CROSS-SECTION - "CULTEC" CHAMBERS



GRINDER PUMP DETAIL

- NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES, AS WELL AS MANUFACTURER'S RECOMMENDATIONS.
 2. IF GROUNDWATER ENCOUNTERED DURING CONSTRUCTION, ENGINEER SHALL BE CONTACTED IN WRITING TO PROVIDE CONCRETE BALLAST SPECIFICATIONS.
 3. COPIES SHALL BE ADJUSTED AS REQUIRED TO PROVIDE SERVICE TO ALL EXISTING/PROPOSED PLUMBING FIGURES.
 4. ALL PUMP ON/OFF/ALARM ELEVATIONS SHALL BE SET BY MANUFACTURER.
 5. CONTRACTOR SHALL PROVIDE ELECTRICAL AND CONTROL ALARM CIRCUITS TO PUMP.
 6. ALARM AND CONTROL PANELS, AS WELL AS ANY VENTS, SHALL BE LOCATED AS DIRECTED BY OWNER.
 7. ALL PIPE SHALL BE PROTECTED FROM FROST.
 8. ALL MISCELLANEOUS FITTINGS REQUIRED TO PROVIDE A FULLY FUNCTIONING SYSTEM SHALL BE INCLUDED.

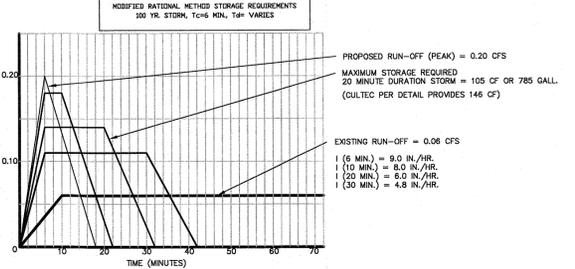


SILT FENCE DETAIL



10'X25' WHEEL CLEANING BLANKET

PROP. CABANA AND COVERED PATIO = 1,013 SF = 0.023 AC.
 C (EXISTING) = 0.30 (LAWN)
 C (PROPOSED) = 0.98 (IMPERVIOUS)



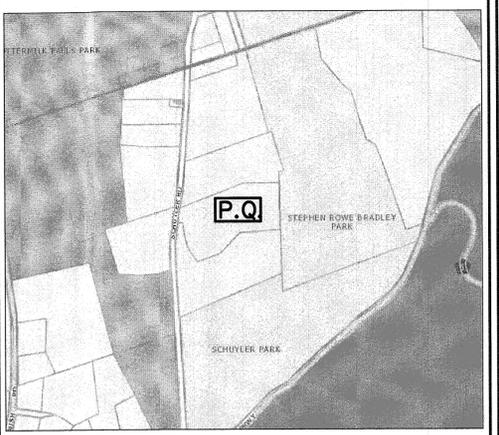
TAX MAP REFERENCE:
 TOWN OF ORANGETOWN TAX MAP
 SECTION 65.15, BLOCK 1, LOT 12.2
 LOT AREA:
 241,016 SQ. FT. OR 5.5329 ACS.

CABANA HEIGHT CALCULATION:
 AVG. FINISHED GRADE = 516.0
 PROP. MID-ROOF = 530.2
 PROP. HEIGHT = 14.2' = 0.83 FT./FT.

| REVISION NO. | DATE | DESCRIPTION |
|--------------|---------|-----------------------|
| 2 | 3/17/25 | DRAINAGE, CABANA PUMP |
| 1 | 2/14/25 | POOL, HOUSE LOCATION |

| BULK TABLE | | |
|-----------------------------------|----------|-----------|
| ZONE: R-80, RESIDENTIAL | REQUIRED | PROPOSED |
| MAXIMUM FLOOR AREA RATIO | 0.10 | <0.10 |
| MINIMUM LOT AREA (SF) | 80,000 | 241,016 |
| MINIMUM LOT WIDTH (FT.) | 150.0 | 389.3 |
| MINIMUM STREET FRONTAGE (FT.) | 100.0 | 100.7 |
| MINIMUM FRONT YARD (FT.) | 50.0 | 495.5 |
| MINIMUM SIDE YARD (FT.) (CABANA) | 30.0 | 80.4 |
| MINIMUM REAR YARD (FT.) (CABANA) | 100.0 | 249.0 |
| MINIMUM TOTAL SIDE YARD (FT.) | 50.0 | 17.2** |
| MAXIMUM BUILDING HEIGHT (FT./FT.) | 0.67 | NO CHANGE |

** - VARIANCE REQUIRED



- NOTES:
1. PROPERTY KNOWN AS LOT 12.2 BLOCK 1 SECTION 65.15 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
 2. APPLICANT/OWNER: HARRISSON #72 SCHUYLER ROAD NYACK, NY
 3. TOTAL AREA OF LOT: 241,016 SF
 4. IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
 5. THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
 6. SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY ATZL, NASHER & DODGER, P.L.S., DATED 2/2/24.
 7. THIS PLAN FOR ZONING AND GRADING/DRAINAGE PURPOSES ONLY.
 8. PROPOSED UTILITIES FROM EX. DWELLING.
 9. TEST PITS TO BE PERFORMED TO CONFIRM CULTEC FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED. EXISTING SEPTIC SYSTEM LOCATION, IF APPLICABLE, SHALL BE CONFIRMED PRIOR TO CULTEC CONSTRUCTION.
 10. SCHOOL DISTRICT: NYACK WATER, TOWN OF ORANGETOWN LIGHTING, TOWN OF ORANGETOWN SEWER, TOWN OF ORANGETOWN
 11. LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
 12. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
 13. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 230.84 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 14. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUIPT, OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
 15. ADDITIONAL CERTIFICATION BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 16. ALL COURT AREAS MUST DISCHARGE TO THE CULTEC SYSTEM.
 17. THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - B. THERE WILL BE NO EXCAVATION OR STOCKING OF EARTH UNDERNEATH TREES.
 - C. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' RADIUS FROM THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - ONE FT. RADIUS FROM TRUNK PER INCH DBH
 - ONE FT. RADIUS FROM TRUNK PER INCH DBH
 - ONE FT. RADIUS FROM TRUNK PER INCH DBH
 - D. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE EST. TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 1. LIGHT TO HEAVY IMPACTS: MIN. 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
 2. LIGHT IMPACTS ONLY: INSTALLATION OF 3/4" IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BARRIER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:
1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CONSTRUCTED USING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS. HAY BALES OR OTHER SUITABLE MATERIALS, DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN MATERIALS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEARED PERIODICALLY DURING THE COURSE OF CONSTRUCTION.
 2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1 1/2 LB. OF PERENNIAL OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS PRACTICABLE BY INSTALLATION OF THE BARE EARTH COURSE.
 3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SEDIMENT DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
 5. THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE:
 - KENTUCKY BLUEGRASS - 40 LBS./AC. (0.82 #/1000 SF)
 - CRESTED RED FESCUE - 140 LBS./AC. (2.81 #/1000 SF)
 - PERENNIAL REGGRASS - 50 LBS./AC. (1.15 #/1000 SF)
 6. THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS:
 - LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR OTHER 5-10-10 OR 10-10-10.
 - SSD CAN BE USED INSTEAD OF SEED.
 7. CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
 - A. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - B. INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
 - C. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
 - D. REFORM OR FILL OPERATIONS TO BRING SITE TO DESIRED GRADE.
 - E. SUBGRADE-INSTALL STORM DRAINAGE SYSTEM.
 - F. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS.
 - G. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
 - H. AFTER COMPLETION OF THE SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #5 AND #6 ABOVE.
 - I. REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
 - J. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
 8. CONSTRUCTION SEQUENCE:
 1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AS PER PLAN.
 2. EXCAVATE AND INSTALL FOUNDATION.
 3. CONSTRUCT DRAINAGE SYSTEM.
 4. COMPLETE POOL/PATIO CONSTRUCTION.
 5. INSTALL LANDSCAPING AND SSD.
 6. TOPSOIL, FERTILIZE, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
 7. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

THOMAS W. SKRABLE, P.E.
 STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 LICENSE NO. 12579, NY 5377
 THE HOLLANDS, NEW YORK 12564

TOWN OF ORANGETOWN
 MEETING OF:
 JUN 18 2025
 ZONING BOARD OF APPEALS
 RECEIVED
 MAY 15 2025
 TOWN OF ORANGETOWN
 LAND USE BOARDS

CABANA AND SEPTIC PLAN
 SECTION 65.15 BLOCK 1 LOT 12.2
 #72 SCHUYLER ROAD
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK

THOMAS W. SKRABLE, P.E., P.P., C.M.E.
 CONSULTING ENGINEER
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ 201-529-5010

| | |
|--------------|------------|
| DRAWN BY: | T.S. |
| SURVEYED BY: | A.N.Z. |
| DESIGNED BY: | T.S. |
| CHECKED BY: | T.S. |
| D'WG NO. | 24072PPO |
| JOB NO. | 24-072 |
| SHEET | 1 OF 1 |
| SCALE | 1" = 30' H |



TL 65.15-1-12.1
N/F
POMONA PANORAMA ESTATES
LTD
(LOT 3 SCHUYLER HILLS)

TL 65.15-1-7
N/F
SCHLYER ASSOCIATES LLC

TL 65.15-1-5
N/F
GREGORY & ROCK
TALENFELD

TL 65.15-1-12.3
N/F
CHRISTOPHER & DEBBIE
RICCARDI

TL 65.15-1-12.3
N/F
CHRISTOPHER & DEBBIE
RICCARDI
(LOT 1 SCHUYLER HILLS)

TL 65.16-1-1.2
N/F
TOWN OF ORANGETOWN

Town of Orangetown
MEETING OF:
JUN 1 8 2025
ZONING BOARD OF APPEALS

RECEIVED
MAY 1 5 2025
TOWN OF ORANGETOWN
LAND USE BOARD

| REVISION | DATE | DESCRIPTION |
|--|------|-------------|
|  ATZL, NASHER & ZIGLER P.C. ENGINEERS-SURVEYORS-PLANNERS 232 North Main Street New City, New York 10956 Tel: (845) 634-4694 Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com | | |

PROJECT:
SCHUYLER HILLS

TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

TITLE:
"AS-BUILT"

| | |
|-------------------------|-----------------------|
| DRAWN BY: LF | CHECKED BY: JRA |
| DATE: FEBRUARY 02, 2024 | SCALE: 1 IN. = 30 FT. |
| PROJECT NO: 4007 | DRAWING NO: 1 |

TAX MAP REFERENCE:
TOWN OF ORANGETOWN TAX MAP
SECTION 65.15, BLOCK 1, LOT 12.2

LOT AREA:
241,016 SQ.FT. OR 5.5329 ACS.

NOTE:
DRAINAGE IMPROVEMENT LOCATIONS
PER BUILDER.

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 2700, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATION SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS INSTITUTE THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."



- REFERENCE:
- FINAL MINOR SUBDIVISION FOR SCHUYLER HILLS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 31, 2003, IN BOOK 123, PAGE 54, AS MAP NO. 7622.
 - AMENDED SUBDIVISION PLAT FOR SCHUYLER HILLS FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 13, 2008, IN BOOK 127, PAGE II, AS MAP NO. 7292.

LEGEND

- 2' --- EXISTING 2' CONTOUR
- 10' --- EXISTING 10' CONTOUR
- W --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- G --- EXISTING GAS LINE
- CB --- EXISTING CATCH BASIN
- EXISTING STORM DRAIN LINE
- SMH --- EXISTING SEWER MANHOLE
- S --- EXISTING SEWER LINE
- ME0 --- EXISTING SPOT ELEVATION
- EXISTING STONEWALL
- EXISTING SIGN
- LP --- EXISTING LIGHT POLE
- UP --- EXISTING UTILITY POLE
- TC --- TOP OF CURB
- DC --- DROP OF CURB
- TW --- TOP OF WALL
- BW --- BOTTOM OF WALL
- TR --- TRANSFORMER BOX
- EB --- ELECTRIC BOX

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